

LOT 85
TIMBER CREEK PLANTATION #1
PB 6/394

KING SANDRA DENICE/KING JAELYN DE-JUAN
76401 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0085-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	5005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	2005	1,592	165,861
FGR	440	55	2005	242	25,213
FOP	28	30	2005	8	833
USP	200	30	2006	60	6,251
TOTALS	2,260			1,902	198,158

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,902	110.2500	115.76	220,176	2005	2005	0	0	0	10.00	90.00	
1 SINGLE FAM 100% - 2025				Heated Area: 1592				HX Base Yr 2025					
The diagram shows a property lot with several labeled areas and dimensions: USP 2006: A rectangular area at the top with dimensions 20 (width) and 10 (height). BAS 2005: A large rectangular area in the center with dimensions 22 (width) and 36 (height). FGR 2005: A rectangular area at the bottom left with dimensions 22 (width) and 20 (height). FOP 2005: A small rectangular area at the bottom right with dimensions 7 (width) and 4 (height). Other dimensions: The lot has a total width of 22 and a total height of 45. There are also dimensions of 18, 13, 9, 5, and 4 indicated for various segments and offsets.													